

**Britton Falls by Del Webb HOA INC**  
**Balance Sheet**  
**3/31/2017**

**Assets**Cash Operating

1015 - Pacific Premier Operating \$82,221.65

Cash Operating Total \$82,221.65Cash Reserves

1025 - Pacific Premier Money Market \$442,586.10

Cash Reserves Total \$442,586.10Other

1050 - Clearing Account (\$881.89)

1290 - Other Current Assets \$7,001.64

Other Total \$6,119.75*Assets Total*

\$530,927.50

**Liabilities and Equity**Other

2400 - Reserve Legal Fund \$436,052.79

Other Total \$436,052.79Retained Earnings

(\$90,966.89)

Net Income

\$185,841.60

*Liabilities & Equity Total*

\$530,927.50

**BRITTON FALLS BY DEL WEBB**

March 2017

**Monthly Variance Report**

Account	Variance	
	Amount	Explanation
<b>Income</b>		
4010 - Landscape Maintenance	\$ 48.00	Additional Landscape payments for year
4100 -Late Charge Income	\$ 79.83	Unbudgeted income collected from past due accounts
4130 - Collections Fees	\$ 20.00	Unbudgeted income collected from past due accounts
4200 - Capital Contribution	\$ 4,221.66	10 closings
4400 - Other Income	\$ (254.00)	Paymentech Income
4405 - Website Income	\$ 7,130.00	Collection on Marketplace sponsors
4420 - Clubhouse Rental	\$ (109.00)	Fewer paying rentals
4425 - Fitness Income	\$ (652.00)	Fewer attendees than planned
4430 - Event income	\$ 595.00	More attendance to events
<b>Expense</b>		
5710 - Legal Exp. Collections	(558.00)	Delinquent account,more then planned
5745 - Fees/Dues/Licenses	(394.25)	CAI Annual dues
5750 - Postage	\$ 84.34	Coupon books, Letterstream
5755 - Copies/Print/Supplies	\$ 646.48	Coupon books, office supplies, Davant Marketing
5760 - Subscriptions	\$ (726.80)	Wall Street Journal
5780 - Computer Maintenance	\$ (1,181.32)	Canyon Falls IP support/Anti Virius protection
5200 - Clubhouse Maint/Repair	\$ 516.53	HD Supply, less than budgeted for
5205 - Clubhouse Equip. Repair	\$ (2,385.88)	Adjustment of ballroom sliding doors, Koorsen
5215 - Clubhouse Janitorial	\$ (748.18)	Janitorial service and supplies
5225 - HVAC Maint and Repair	\$ (1,780.36)	Dectron boiler, rotate duct work in pool area.
5245 - Fitness Instruction	\$ 498.00	Fewer classes then planned
5250 - Fitness Equip Maint	\$ 164.00	Preventative maintenance
5310 - Pool Maint/Repair	\$ 309.03	Less then planned, labor for new pool heater
5405 - Event Expense	\$ 1,855.00	Less cost and better return on events
5000 - Mowing and Edging CA	\$ (9,087.87)	Common Area contracted over 12 months
5005 - Mulch and Maint CA	\$ (5,041.42)	Early start on Mulch on CA installation
5010 - Tree / Shrub Chemicals	\$ (863.86)	Common Area contracted over 12 months
5015 - Turf Chemicals CA	\$ (3,156.27)	Common Area contracted over 12 months
5020 - Tree/Shrub pruning CA	\$ (2,653.19)	Common Area contracted over 12 months
5025 - Irrigation Maint CA	\$ (1,743.72)	Common Area contracted over 12 months
5030 - Seasonal Clean up CA	\$ (205.13)	Common Area contracted over 12 months
5035 - Snow Removal	\$ 24,057.50	Less snow than planned for
5040 - Annual Flowers	\$ (1,698.27)	Early start to season
5100 - Common Area	\$ (117.70)	Green Arbor, Reset mailbox
5105 - Pet Station Clean up	\$ 66.67	One less pick up charge
5130 - Lighting Maint	\$ 457.38	Street lights, Thomas Cabling
5185 - Fountain Maintenance	\$ (9,200.01)	Stainless steel cables, Muskrat proof

**BRITTON FALLS BY DEL WEBB**

**March 2017**

5600 - Salaries	\$ (10,045.36)	All employees, including managers
5615 - Payroll Taxes	\$ (1,792.66)	As Billed
5620 - Benefits	\$ (6,178.31)	American Funds, CMS
5625 - Employment Expense	\$ 78.09	Payroll fees, lunches
5006 -Mulch/Maint Homes	\$ (2,376.00)	Early start on Home installation
5021 - Tree/Shrub Prune Home	\$ 572.59	Amount credited to LY
5500 - Electric	\$ (966.12)	As billed , No irrigation
5505 - Water and Sanitation	\$ 18,204.08	Billed over 12 months, credits from water company
5510 - Telephone	\$ (197.30)	Includes Appia Charge
5515 - Refuse Collection	\$ (1,169.89)	Republic, homes and Chateau
5520 - Cable and Internet	\$ (461.20)	Includes two month's bills
5525 - Natural Gas	\$ 1,162.21	Less usage than anticipated, warm March

**YTD Variance Report**

Account	Variance	
	Amount	Explanation

**Income**

4000 - HOA Assessment	\$ 80,086.47	Includes catch up from unpaid in December
4010 -Landscape Maint	\$ 240.00	Additional landscape upgrades
4100 - Late Charge	\$ 321.38	Unbudgeted income, collected from past due accounts
4130 - Collection Fees	\$ 80.00	Unbudgeted income, collected from past due accounts
4200 - Capital Contribution	\$ 8,764.99	Not budgeted, planned to go to Pulte
4400 - Other Income	\$ 471.00	Payment Tech
4405 - Website Income	\$ 2,530.00	Market place sponsor renewals
4420 - Clubhouse Rental	\$ (412.00)	Fewer room rentals, more group/street events
4425 - Fitness Income	\$ (3,148.00)	Fewer classes then planned
4430 - Event Income	\$ 2,084.00	More attended events, at a lower cost

**Expense**

5715 - Legal Expense Violations	\$ (1,823.45)	Pending issues
5735 - Insurance	\$ (1,667.00)	Additional coverage, premiums
5745 - Fees/Dues/Licenses	\$ 249.75	BMI Music license for 2017
5750 - Postage	\$ (218.13)	Letterstream
5760 - Subscriptions	\$ (226.80)	Wall Street Journal
5770 - Mileage	\$ (73.75)	As submitted
5780 - Computer Maintenance	\$ 1,733.09	No repairs, most upgrades done in 2016
5200 - Clubhouse Maint/Repair	\$ (3,212.01)	Supplies, parking lot update
5205 - Clubhouse Equip. Repair	\$ (6,053.88)	Handicap doors, A & M Door
5210 - Clubhouse floor Cleaning	\$ 667.84	Includes furniture cleaning
5215 - Clubhouse Janitorial	\$ (1,930.21)	Additional supplies
5225 - HVAC Repair and Maint	\$ (1,430.36)	Quarterly inspections, less then budgeted
5230 - Extermination	\$ (120.85)	Fikes clubhouse, voles in community
5235 - Alarm/Security	\$ 263.00	As billed, budgeted in Feb.
5240 - Recreation Supplies	\$ 275.76	Pool area, new items

**BRITTON FALLS BY DEL WEBB**

**March 2017**

5250 - Fitness Equip Maint	\$ 254.04	Scheduled maintenance
5405 - Event Expense	\$ 4,320.39	Under budget on items to date
5406 - Golf Outing	\$ (302.00)	Hole in one contest and promotion
5410 - Holiday Decorations	\$ (7,749.00)	Set up, take down and replacement
5005 - Mulch /Maint CA	\$ (2,668.39)	Common Area contracted over 12 months
5010 - Tree / Shrub Chemicals	\$ (419.42)	Common Area contracted over 12 months
5015 - Turf Chemicals CA	\$ (1,775.80)	Common Area contracted over 12 months
5020 - Tree/Shrub pruning CA	\$ (2,316.98)	Common Area contracted over 12 months
5025 - Irrigation Maint CA	\$ (509.03)	Common Area contracted over 12 months
5030 - Seasonal Clean up CA	\$ (846.19)	Common Area contracted over 12 months
5035 - Snow Removal	\$ 56,327.52	Based on actual, less then planned
5040 - Annual Flowers	\$ (914.15)	Common Area contracted over 12 months
5100 - Common Area	\$ (1,564.54)	New bike rack, concrete repair
5105 - Pet Station Cleanup	\$ (449.97)	December carry over payments
5130 - Lighting Maint	\$ 1,222.85	Street lights as required
5185 - Fountain Maintenance	\$ (11,887.01)	Cables from stainless steel to protect wires
5600 - Salaries	\$ (7,089.44)	All salaries combined into one account
5610 - Human Resource Expense	\$ 7,460.08	Cost of payroll
5615 - Payroll Taxes	\$ (3,010.50)	As billed
5620 - Benefits	\$ (7,714.97)	Includes American Funds and CMS
5625 - Employment Expense	\$ 495.20	Phones, Lunches
5006 - Mulch / Maint Homes	\$ (3,566.19)	Carry over from LY payment,
5011 - Tree / Shrub Chem. H	\$ (6,025.13)	Carry over from LY payment,
5021 - Tree/Shrub Prune Home	\$ (18,368.60)	Carry over from LY payment,
5500 - Electric	\$ (2,090.98)	As used, budgeted over 12 months
5505 - Water and Sanitation	\$ 42,796.82	No irrigation on yet, savings
5515 - Refuse Collection	\$ 5,439.94	Fewer homes
5520 - Cable and Internet	\$ (241.80)	Additional Payment
5525 - Natural Gas	\$ 2,043.17	Mild winter, less consumption

**Britton Falls by Del Webb HOA INC  
Budget Comparison Report  
3/1/2017 - 3/31/2017**

	3/1/2017 - 3/31/2017			1/1/2017 - 3/31/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4000 - HOA Assessment	\$174,622.66	\$159,649.00	\$14,973.66	\$554,788.47	\$474,702.00	\$80,086.47	\$1,985,877.00
4010 - Landscape Maintenance	\$504.00	\$456.00	\$48.00	\$1,608.00	\$1,368.00	\$240.00	\$5,472.00
4100 - Late Charge Income	\$79.83	\$0.00	\$79.83	\$321.38	\$0.00	\$321.38	\$0.00
4130 - Collection Fees	\$20.00	\$0.00	\$20.00	\$80.00	\$0.00	\$80.00	\$0.00
4200 - Capital Contribution	\$4,221.66	\$0.00	\$4,221.66	\$8,764.99	\$0.00	\$8,764.99	\$0.00
4205 - Capital to Reserve	(\$3,321.66)	\$0.00	(\$3,321.66)	(\$6,724.99)	\$0.00	(\$6,724.99)	\$0.00
4300 - Developer Contribution	\$0.00	\$0.00	\$0.00	(\$2,120.00)	\$0.00	(\$2,120.00)	\$0.00
4400 - Other Income	(\$114.00)	\$450.00	(\$564.00)	\$1,511.00	\$1,350.00	\$161.00	\$5,400.00
4405 - Website Income	\$11,880.00	\$4,750.00	\$7,130.00	\$16,780.00	\$14,250.00	\$2,530.00	\$57,000.00
4420 - Clubhouse Rental	\$280.00	\$389.00	(\$109.00)	\$755.00	\$1,167.00	(\$412.00)	\$4,668.00
4425 - Fitness Income	\$3,588.00	\$3,850.00	(\$262.00)	\$8,792.00	\$11,550.00	(\$2,758.00)	\$46,200.00
4430 - Event Income	\$7,063.00	\$2,750.00	\$4,313.00	\$14,052.00	\$8,250.00	\$5,802.00	\$33,000.00
4431 - Event Income-Golf	\$0.00	\$0.00	\$0.00	\$2,120.00	\$0.00	\$2,120.00	\$21,940.00
7900 - Reserve Funding	(\$8,690.00)	(\$8,690.00)	\$0.00	(\$34,078.00)	(\$25,839.00)	(\$8,239.00)	(\$108,108.00)
<u>Total Income</u>	\$190,133.49	\$163,604.00	\$26,529.49	\$566,649.85	\$486,798.00	\$79,851.85	\$2,051,449.00
<b>Total Income</b>	\$190,133.49	\$163,604.00	\$26,529.49	\$566,649.85	\$486,798.00	\$79,851.85	\$2,051,449.00
<b>Expense</b>							
<u>Administration</u>							
5700 - Management Fees	\$4,788.00	\$4,740.00	(\$48.00)	\$14,286.00	\$14,094.00	(\$192.00)	\$58,968.00
5705 - Accounting	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$870.00
5710 - Legal Expense-Collections	\$1,026.00	\$468.00	(\$558.00)	\$1,271.00	\$1,404.00	\$133.00	\$5,616.00
5715 - Legal Expense-Violations	\$0.00	\$0.00	\$0.00	\$1,823.45	\$0.00	(\$1,823.45)	\$0.00
5725 - Taxes-Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,600.00
5730 - Taxes Federal/State	\$0.00	\$0.00	\$0.00	\$227.43	\$0.00	(\$227.43)	\$0.00
5735 - Insurance	\$0.00	\$0.00	\$0.00	\$8,490.00	\$6,813.00	(\$1,677.00)	\$27,252.00
5740 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00
5745 - Fees/Dues/Licenses	\$569.25	\$175.00	(\$394.25)	\$1,910.25	\$2,160.00	\$249.75	\$2,875.00
5750 - Postage	\$15.66	\$100.00	\$84.34	\$518.13	\$300.00	(\$218.13)	\$1,200.00
5755 - Copies/Printing/Supplies	\$672.76	\$1,300.00	\$627.24	\$4,240.20	\$3,900.00	(\$340.20)	\$15,600.00
5760 - Subscriptions	\$726.80	\$0.00	(\$726.80)	\$726.80	\$500.00	(\$226.80)	\$1,022.00
5765 - Bank Charges	\$56.68	\$80.00	\$23.32	\$292.89	\$240.00	(\$52.89)	\$960.00
5770 - Mileage	\$0.00	\$40.00	\$40.00	\$193.75	\$120.00	(\$73.75)	\$480.00
5775 - Web Hosting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,953.00
5780 - Computer Maintenance	\$1,181.32	\$0.00	(\$1,181.32)	\$1,266.91	\$3,000.00	\$1,733.09	\$4,500.00
<u>Total Administration</u>	\$9,036.47	\$6,903.00	(\$2,133.47)	\$35,246.81	\$32,631.00	(\$2,615.81)	\$125,931.00
<u>Clubhouse</u>							
5200 - Clubhouse Maintenance & Repair	\$283.47	\$800.00	\$516.53	\$5,612.01	\$2,400.00	(\$3,212.01)	\$9,600.00
5205 - Clubhouse Equipment Repair	\$3,185.88	\$800.00	(\$2,385.88)	\$8,453.88	\$2,400.00	(\$6,053.88)	\$9,600.00
5210 - Clubhouse Floor Cleaning	\$0.00	\$700.00	\$700.00	\$1,432.16	\$2,100.00	\$667.84	\$8,400.00
5215 - Clubhouse Janitorial	\$3,248.18	\$2,500.00	(\$748.18)	\$9,430.21	\$7,500.00	(\$1,930.21)	\$33,000.00
5225 - HVAC Repair & Maintenance	\$2,505.36	\$725.00	(\$1,780.36)	\$3,605.36	\$2,175.00	(\$1,430.36)	\$8,700.00
5230 - Extermination	\$125.00	\$125.00	\$0.00	\$245.85	\$125.00	(\$120.85)	\$500.00
5235 - Alarm/Security	\$0.00	\$479.00	\$479.00	\$216.00	\$479.00	\$263.00	\$958.00
5240 - Recreation Supplies	\$23.53	\$375.00	\$351.47	\$872.77	\$1,125.00	\$252.23	\$4,500.00
5245 - Fitness Instruction	\$4,425.00	\$4,923.00	\$498.00	\$13,329.00	\$14,769.00	\$1,440.00	\$59,076.00
5250 - Fitness Equipment Maintenance	\$145.00	\$309.00	\$164.00	\$672.96	\$927.00	\$254.04	\$3,708.00
5255 - Kitchen Supplies	\$356.30	\$350.00	(\$6.30)	\$948.84	\$1,050.00	\$101.16	\$4,200.00

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**3/1/2017 - 3/31/2017**

	3/1/2017 - 3/31/2017			1/1/2017 - 3/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5300 - Pool Service Contract	\$7,571.67	\$7,222.00	(\$349.67)	\$22,015.01	\$21,666.00	(\$349.01)	\$86,664.00
5310 - Pool Maintenance & Repair	\$190.97	\$500.00	\$309.03	\$1,457.34	\$1,500.00	\$42.66	\$6,000.00
5405 - Event Expense	\$6,661.91	\$2,380.00	(\$4,281.91)	\$8,956.52	\$7,140.00	(\$1,816.52)	\$28,560.00
5406 - Event Expense-Golf Outing	\$0.00	\$0.00	\$0.00	\$302.00	\$0.00	(\$302.00)	\$21,940.00
5410 - Holiday Decorations	\$0.00	\$0.00	\$0.00	\$9,249.00	\$1,500.00	(\$7,749.00)	\$8,000.00
<u>Total Clubhouse</u>	\$28,722.27	\$22,188.00	(\$6,534.27)	\$86,798.91	\$66,856.00	(\$19,942.91)	\$293,406.00
<u>Common Area Maintenance</u>							
5000 - Mowing & Edging-Common Area	\$16,014.54	\$6,926.67	(\$9,087.87)	\$22,092.87	\$20,780.01	(\$1,312.86)	\$83,120.00
5005 - Mulch & Maintenance-Common Area	\$7,486.50	\$2,445.08	(\$5,041.42)	\$10,003.63	\$7,335.24	(\$2,668.39)	\$29,341.00
5010 - Tree & Shrub Chemicals	\$1,254.78	\$390.92	(\$863.86)	\$1,592.18	\$1,172.76	(\$419.42)	\$4,691.00
5015 - Turf Chemicals-Common Area	\$4,877.52	\$1,721.25	(\$3,156.27)	\$6,939.55	\$5,163.75	(\$1,775.80)	\$20,655.00
5020 - Tree & Shrub Pruning-Common Area	\$2,954.77	\$301.58	(\$2,653.19)	\$3,221.72	\$904.74	(\$2,316.98)	\$3,619.00
5025 - Irrigation Maintenance-Common Area	\$2,634.55	\$890.83	(\$1,743.72)	\$3,181.52	\$2,672.49	(\$509.03)	\$10,690.00
5030 - Seasonal Clean-Up-Common Area	\$383.55	\$178.42	(\$205.13)	\$1,381.45	\$535.26	(\$846.19)	\$2,141.00
5035 - Snow Removal	\$2,527.50	\$26,585.00	\$24,057.50	\$23,427.48	\$79,755.00	\$56,327.52	\$106,340.00
5040 - Annual Flowers	\$2,520.69	\$822.42	(\$1,698.27)	\$3,381.41	\$2,467.26	(\$914.15)	\$9,869.00
5100 - Common Area	\$617.70	\$500.00	(\$117.70)	\$3,064.54	\$1,500.00	(\$1,564.54)	\$6,000.00
5105 - Pet Stations/Cleanup	\$108.33	\$175.00	\$66.67	\$974.97	\$525.00	(\$449.97)	\$2,100.00
5130 - Lighting Maintenance	\$692.62	\$1,150.00	\$457.38	\$2,227.15	\$3,450.00	\$1,222.85	\$13,800.00
5135 - Sign Maintenance	\$0.00	\$200.00	\$200.00	\$0.00	\$600.00	\$600.00	\$2,400.00
5180 - Holding Pond Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,000.00
5185 - Fountain Maintenance	\$19,700.01	\$10,500.00	(\$9,200.01)	\$22,387.01	\$10,500.00	(\$11,887.01)	\$25,453.00
<u>Total Common Area Maintenance</u>	\$61,773.06	\$52,787.17	(\$8,985.89)	\$103,875.48	\$137,361.51	\$33,486.03	\$339,219.00
<u>Employment</u>							
5600 - Salaries	\$28,757.36	\$18,712.00	(\$10,045.36)	\$63,225.44	\$56,136.00	(\$7,089.44)	\$239,904.00
5610 - Human Resource Expense	\$0.00	\$2,732.00	\$2,732.00	\$735.92	\$8,196.00	\$7,460.08	\$35,088.00
5615 - Payroll Taxes	\$3,311.66	\$1,519.00	(\$1,792.66)	\$7,567.50	\$4,557.00	(\$3,010.50)	\$19,028.00
5620 - Benefits	\$6,777.31	\$599.00	(\$6,178.31)	\$9,511.97	\$1,797.00	(\$7,714.97)	\$7,188.00
5625 - Employment Expense	\$664.11	\$711.00	\$46.89	\$1,669.00	\$2,133.00	\$464.00	\$10,532.00
5630 - Workman's Comp. Ins.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00
5635 - Uniforms	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$500.00
<u>Total Employment</u>	\$39,510.44	\$24,523.00	(\$14,987.44)	\$82,709.83	\$73,069.00	(\$9,640.83)	\$315,740.00
<u>Grounds Maintenance</u>							
5001 - Mowing & Edging Homes	\$0.00	\$456.00	\$456.00	\$0.00	\$1,368.00	\$1,368.00	\$249,604.00
5006 - Mulch & Maintenance Homes	\$2,376.00	\$0.00	(\$2,376.00)	\$3,566.19	\$0.00	(\$3,566.19)	\$155,541.00
5011 - Tree & Shrub Chemicals Homes	\$0.00	\$0.00	\$0.00	\$6,025.13	\$0.00	(\$6,025.13)	\$28,164.00
5016 - Turf Chemicals Homes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,457.00
5021 - Tree & Shrub Pruning Homes	(\$572.59)	\$0.00	\$572.59	\$18,368.60	\$0.00	(\$18,368.60)	\$91,210.00
5026 - Irrigation Maintenance Homes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$58,477.00
5031 - Seasonal Clean-Up Homes	\$0.00	\$8,442.00	\$8,442.00	\$0.00	\$8,442.00	\$8,442.00	\$20,768.00
<u>Total Grounds Maintenance</u>	\$1,803.41	\$8,898.00	\$7,094.59	\$27,959.92	\$9,810.00	(\$18,149.92)	\$641,221.00
<u>Social</u>							
5400 - Social Committee	\$0.00	\$0.00	\$0.00	\$140.00	\$0.00	(\$140.00)	\$0.00
<u>Total Social</u>	\$0.00	\$0.00	\$0.00	\$140.00	\$0.00	(\$140.00)	\$0.00
<u>Utilities</u>							
5500 - Electric	\$6,066.12	\$5,100.00	(\$966.12)	\$18,090.98	\$16,000.00	(\$2,090.98)	\$105,600.00

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**3/1/2017 - 3/31/2017**

	3/1/2017 - 3/31/2017			1/1/2017 - 3/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5505 - Water & Sanitation	(\$4,775.25)	\$13,428.83	\$18,204.08	(\$2,510.33)	\$40,286.49	\$42,796.82	\$161,146.00
5510 - Telephone	\$663.30	\$466.00	(\$197.30)	\$1,330.75	\$1,398.00	\$67.25	\$6,852.00
5515 - Refuse Collection	\$10,933.89	\$9,764.00	(\$1,169.89)	\$23,593.06	\$29,033.00	\$5,439.94	\$121,474.00
5520 - Cable & Internet	\$761.20	\$300.00	(\$461.20)	\$1,141.80	\$900.00	(\$241.80)	\$4,200.00
5525 - Natural Gas	\$1,837.79	\$3,000.00	\$1,162.21	\$6,956.83	\$9,000.00	\$2,043.17	\$36,000.00
<u>Total Utilities</u>	\$15,487.05	\$32,058.83	\$16,571.78	\$48,603.09	\$96,617.49	\$48,014.40	\$435,272.00
<b>Total Expense</b>	\$156,332.70	\$147,358.00	(\$8,974.70)	\$385,334.04	\$416,345.00	\$31,010.96	\$2,150,789.00
Operating Net Income	\$33,800.79	\$16,246.00	\$17,554.79	\$181,315.81	\$70,453.00	\$110,862.81	(\$99,340.00)
<b>Reserve Income</b>							
<u>Reserve Income</u>							
8000 - Reserve Income	\$12,011.66	\$0.00	\$12,011.66	\$40,802.99	\$0.00	\$40,802.99	\$0.00
8005 - Reserve Interest	\$129.14	\$0.00	\$129.14	\$372.80	\$0.00	\$372.80	\$0.00
<u>Total Reserve Income</u>	\$12,140.80	\$0.00	\$12,140.80	\$41,175.79	\$0.00	\$41,175.79	\$0.00
<b>Total Reserve Income</b>	\$12,140.80	\$0.00	\$12,140.80	\$41,175.79	\$0.00	\$41,175.79	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9005 - Landscaping and Grounds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
9010 - Pool	\$4,300.00	\$0.00	(\$4,300.00)	\$4,300.00	\$24,000.00	\$19,700.00	\$24,000.00
9015 - Clubhouse	\$0.00	\$7,500.00	\$7,500.00	\$32,350.00	\$7,500.00	(\$24,850.00)	\$11,000.00
9025 - Lake and Pond	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00
<u>Total Reserve Expense</u>	\$4,300.00	\$7,500.00	\$3,200.00	\$36,650.00	\$31,500.00	(\$5,150.00)	\$48,000.00
<b>Total Reserve Expense</b>	\$4,300.00	\$7,500.00	\$3,200.00	\$36,650.00	\$31,500.00	(\$5,150.00)	\$48,000.00
Reserve Net Income	\$7,840.80	(\$7,500.00)	\$15,340.80	\$4,525.79	(\$31,500.00)	\$36,025.79	(\$48,000.00)
Net Income	\$41,641.59	\$8,746.00	\$32,895.59	\$185,841.60	\$38,953.00	\$146,888.60	(\$147,340.00)